

Litton/Nelson

INDEXING INSTRUCTIONS:

Lot 50, Section D, Phillips Place S/D,
Section 35, T1S, R6W, DeSoto County, MS

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 15, 2003, Patsy D. Nelson, a single person and Walta Lynn Parker, a single person, executed a Deed of Trust to Ashley Roach, Trustee for the use and benefit of National City Mortgage Co., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 1802 at Page 279 thereof; and

WHEREAS, said Deed of Trust was assigned to Deutsche Bank Trust Company Americas as Trustee, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2052 at Page 552 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 2158 at Page 101, thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Deutsche Bank Trust Company Americas as Trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: November 11, 18, 25, 2008, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 10th day of November, 2008, a copy of

the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 2nd day of December, 2008, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 50, Section D, Phillips Place Subdivision, in Section 35, Township 1 South, Range 6 West, as shown by plat of record in Plat Book 41, Page 37, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for Deutsche Bank Trust Company Americas, as Trustee, bidding the sum of One Hundred Ten Thousand Fourteen and 20/100 Dollars (\$110,014.20) for all of the above-described property and said property was struck off to Deutsche Bank Trust Company Americas, as Trustee, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Ten Thousand Fourteen and 20/100 Dollars (\$110,014.20), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to **Deutsche Bank Trust Company Americas, as Trustee**, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 2nd day of December, 2008.



LEM ADAMS, III
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

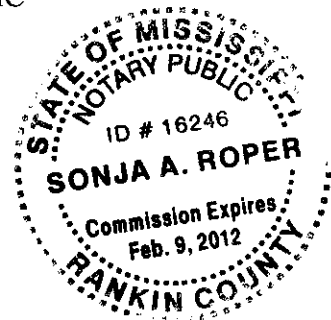
PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd day of December, 2008.


NOTARY PUBLIC

My Commission Expires:

2-9-2012



Grantor: P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee: 4828 Loop Central Dr., Houston, TX 77081 (800) 247-9727

PREPARED BY AND RETURN TO:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508

DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper _____ consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 15, 2008, Patsy D. Nelson, a single person and Wella Lynn Parker, a single person, executed a Deed of Trust to Ashley Beach, Trustee for the use and benefit of National City Mortgage Co., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 1802 at Page 278, thereof; and

WHEREAS, said Deed of Trust was assigned to Deutsche Bank Trust Company Americas as Trustee, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2052 at Page 552 thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2158 at Page 101, thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust, so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the DeSoto County Courthouse at Hernando, Mississippi, on the 2nd day of December, 2008, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 50, Section 15, T11N, R10E, S1E, Mississippi, in Section 33, Township 1 South, Range 6

West, as shown by plat of record at Plat Book 41, Page 37, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Volume No. 113 on the 11 day of Nov., 2008

Volume No. 113 on the 18 day of Nov., 2008

Volume No. 113 on the 25 day of Nov., 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 25 day of Nov., 2008

BY Quay A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 423 words @ .12 \$ 50.76

B. 2 subsequent insertions of 846 words @ .10 \$ 84.60

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 138.36

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, on this the 3rd day of November, 2008.

LEM ADAMS, III
SUBSTITUTE TRUSTEE
PREPARED BY:
ADAMS & EDENS
Foreclosure Department
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-8500
A&E File #20616
PUBLISH: November 11, 18, 25, 2008

Exhibit "A"

315 Lusher St. Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229